

MINOCQUA PLAN COMMISSION MINUTES

June 30, 2020

A meeting of the Minocqua Plan Commission was called to order by Chair Mark Hartzheim at 8:30 a.m. in the Board Room of the Minocqua Center.

Present were: Chair Mark Hartzheim, Members Tom Church, Mark Pertile, Phil Albert, Joe Hegge and Bill Stengl; Carla Blankenship, Oneida County Planning and Zoning; and Lynn Wildes, Town Secretary.

Motion by Phil Albert, seconded by Joe Hegge to approve the agenda as presented. Voice Vote: Motion Carried.

Motion by Phil Albert, seconded by Bill Stengl to approve the minutes from June 9, 2020. Voice Vote: Motion Carried.

NEW BUSINESS

SIGN PERMIT #07-20 – Application by Stengl Revocable Trust, owner, Bill Stengl, agent, to place a 31.7 square foot sign on the building located at 8019 Hwy 51 S, Parcel #MI 2339-7 (Stengl Marine bldg.).

Carla Blankenship stated that the sign is 31.7 s.f., which complies with the county ordinance of less than 32 s.f. Phil Albert asked if there were any other signs on the building, and both Carla Blankenship and Bill Stengl replied no, at this time there is only a freestanding sign.

Motion by Joe Hegge, seconded by Mark Pertile to approve Sign #07-20 as presented. Voice Vote: Motion carried, 5-0 (Bill Stengl abstained).

ADMINISTRATIVE REVIEW PERMIT #09-20 – Application by Debra Maciejewski, applicant, Real Estate Enterprises LLC, owner, to provide retail sales of CBD products on the following described property: Part of the NW ¼, NE ¼, CSM V 14, P3336, Section 11, T39N R6E, 8744 Hwy 51, Suite 1, PIN# MI 2170-34, Town of Minocqua.

Carla Blankenship stated this location previously housed a hair salon. There are 56 parking spaces on the parcel, and a retail store requires 8 spaces (the previous hair salon had 11 spaces). She said the business hours will be Monday-Friday from 9 a.m. – 6 p.m. and Saturday from 9 a.m. – 4 p.m., and listed the 8 Conditions of Approval in the County ARP application.

Mark Hartzheim asked Debra Maciejewski what was meant by “locally produced” CBD, and she stated it was grown in Wisconsin. Joe Hegge asked if there was an age limit to purchase the products in the store, and Debra Maciejewski stated it was 18 years old. Joe Hegge asked if this was the first CBD store in Minocqua, and Mark Hartzheim replied it was the second one – there is already one located in the train station shops. Mark Pertile asked if CBD products would be the only items sold, and Debra Maciejewski replied yes.

Motion made by Mark Pertile, seconded by Joe Hegge to approve ARP #09-20 as presented. Voice Vote: Motion carried, 6-0.

SIGN PERMIT #08-20 – Application by Real Estate Enterprises, LLC, owner, Tomahawk Herbal Center LLC, agent, to place a 27.44 square foot sign on the building located at 8744 Hwy 51, Suite 1, Parcel #MI 2170-34.

Carla Blankenship stated that the sign meets the size requirements at 27.44 s.f., which complies with the county ordinance of less than 32 s.f. Mark Hartzheim stated it is an LED illuminated sign. Mark Pertile asked if the sign was approved by the landlord, who was present and replied yes.

Motion made by Mark Pertile, seconded by Joe Hegge to approve Sign #08-20 as presented. Voice Vote: Motion carried, 6-0.

ADMINISTRATIVE REVIEW PERMIT #10-20 – Application by John Bute, applicant, JLK2 LLC, owner, to rent the dwelling as a tourist rooming house for less than 30 consecutive days on the following described property: Back Bay Condo (Amendment 1) Unit 9, Section 03, T39N, R5E, PIN #MI 5848, 11524 Back Bay Rd., Town of Minocqua.

AND

ADMINISTRATIVE REVIEW PERMIT #11-20 – Application by John Bute, applicant, JLK2 LLC, owner, to rent the dwelling as a tourist rooming house for less than 30 consecutive days on the following described property: Back Bay Condo (Amendment 1) Unit 10, Section 03, T39N, R5E, PIN #MI 5849, 11522 Back Bay Rd., Town of Minocqua.

Mark Hartzheim stated for discussion purposes ARP #10-20 and #11-20 will be addressed together as the properties are next to each other and the ARP's are identical.

Mark Hartzheim said this property recently changed from a condominium-type ownership to individually owned lots. Carla Blankenship stated there is a CSM application currently being reviewed creating private ownership for units #9 and 10. She also said there are 4 parking spaces per unit, which is in compliance. Both units have identical floor plans with three bedrooms. The septic system is currently shared by units 7, 9, and 10, but unit 7 will be taken off and will have its own separate system. She also stated the application does have a local contact. Carla Blankenship also listed the twelve Suggested Conditions of Approval for a Tourist Rooming House in the County ARP application, which are identical for both units.

Mark Hartzheim corrected himself and stated the units are currently listed as condo ownership. Bill Stengl asked about other buildings on the property, and John Bute said that the old motel is now apartments and is not attached to this septic system, and that the restaurant is idle.

Joe Hegge asked if there would be any agreement for the maintenance of the septic system, and Carla Blankenship said there will be only one owner for both units 9 and 10, so no agreement is necessary. Mark Hartzheim stated this property does not need at Tourist Rooming House permit due to the zoning, but room tax will apply. Phil Albert asked about the well house shown on the map, and John Bute stated that each unit currently has a separate well and can operate individually.

Bill Stengl asked about the number of piers, and John Bute stated there is currently one pier there but they have plans to add another one.

Motion made by Mark Pertile, seconded by Bill Stengl to approve ARP #10-20 as presented. Voice Vote: Motion carried, 6-0.

Motion made by Bill Stengl, seconded by Mark Hartzheim to approve ARP #11-20 as presented. Voice Vote: Motion carried, 6-0.

Motion by Mark Pertile, seconded by Phil Albert to adjourn. Voice vote, motion carried.

Meeting adjourned at 8:51 a.m.

Lynn Wildes
Town Secretary